

CITY OF ROCHESTER  
30 CHURCH STREET

CITY PLANNING COMMISSION  
MEETING WITH STAFF: 5:30 PM – 6:30 PM  
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.  
CITY COUNCIL CHAMBERS 302A

MONDAY, DECEMBER 12, 2016

**I. MEETING WITH STAFF**

**II. INFORMATIONAL MEETING/PUBLIC HEARING**

**Case** 1  
**File Number:** E-022-16-17  
**Case Type:** Special Permit – Renewal  
**Applicant:** Waleed Almansoob, Plymouth Express Community Food  
**Address:** 743 South Plymouth Avenue  
**Zoning District:** R-1 Low Density Residential  
**Section of Code:** 120-191B(4)(C)  
**Purpose:** To continue operation of this grocery store Monday through Saturday 7:00AM to 9:00PM, and Sunday 7:00AM to 7:00PM; an action requiring City Planning Commission approval.  
**SEQR:** Type II

**Case** 2  
**File Number:** E-023-16-17  
**Case Type:** Special Permit  
**Applicant:** Bruce C. Sarfaty, Jr., Water Front Restaurant and Bar  
**Address:** 4768 Lake Avenue  
**Zoning District:** H-V Harbortown Village District  
**Section of Code:** 120-77B(11), 120-77B(9)  
**Purpose:** To establish live entertainment and an amusement facility in an existing bar/restaurant; actions requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**Case** 3  
**File Number:** E-024-16-17  
**Case Type:** Special Permit  
**Applicant:** Gary Williams, GJC Inc. 3  
**Address:** 800 St. Paul Street  
**Zoning District:** M-1 Industrial District  
**Section of Code:** 120-83A(3), 120-83A(9), 120-173E(3), 120-192  
**Purpose:** To establish an approximately 9,000 square foot bar/restaurant with live entertainment in a portion of this former manufacturing building, subject to a Marketability Analysis, and to consider an Alternative Parking Plan to address the 319 space parking requirement for the proposed use; actions requiring City Planning Commission approval.  
**SEQR:** Unlisted  
**Lead Agency:** City Planning Commission

**City Planning Commission**  
**December 12, 2016 Agenda**  
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**Case** **4**  
**File Number:** **E-025-16-17**  
**Case Type:** Special Permit  
**Applicant:** Betsy Rowe-Meyers, Mosaic Church  
**Address:** 389 Gregory Street  
**Zoning District:** C-2 Community Center District  
**Section of Code:** 120-43T, 120-173E(3)  
**Purpose:** To establish a church and a community center with live entertainment, and to consider an Alternative Parking Plan to address the 50 parking space requirement for the proposed uses; actions requiring City Planning Commission approval.  
**SEQR:** **Unlisted**  
**Lead Agency:** **City Planning Commission**

**Case** **5**  
**File Number:** **E-026-16-17**  
**Case Type:** Special Permit - Renewal  
**Applicant:** Ricky Lei, Hong Kong House  
**Property Address:** 985 S. Clinton Avenue  
**Zoning District:** C-1 Neighborhood Center District  
**Section of Code:** 120-192B(4)(e)  
**Purpose:** To continue the extended hours of operation at this restaurant for **TAKE-OUT ONLY** from 11:00 PM to 2:00 AM; an action requiring City Planning Commission approval.  
**SEQR:** **Type II**

**III. OTHER BUSINESS**

**None**